

HULMEVILLE BOROUGH COUNCIL
Meeting Minutes
September 8, 2014

The regular monthly meeting of the Hulmeville Borough Council was held on the above date at the Borough Hall, 321 Main Street.

Councilmember's Present

Thomas Wheeler, President
Raymond Johnson, Vice President
Dan Mandolesi
Mayor Dave Harris
Dale Walton Jr.
Nick Lodise
Judy Coleman

Staff in Attendance

Solicitor Robert DeBias
Fire Marshal Bill Wheeler
Police Chief Tom Walton
Authority Chair Jim Clark
Treasurer Diane McKairnes
Water & Sewer Clerk Pat Slater
Secretary Dorothy Omietanski
HHS President Marce Heald

Councilmember's Absent: Debbie Mahon

Staff Absent: None

Guests in Attendance: Ron Robbins

Call to Order: Mr. Wheeler called the meeting to order at 7:43pm; all those present joined in the Pledge of Allegiance.

Minutes: Motion made by Mr. Mandolesi seconded by Mr. Lodise to approve the minutes of August 4, 2014; Motion passed with all in favor 6-0-0.

Police Report:

- Mr. Johnson read the report for the month of August 2014: 13 Incidents, 6 Traffic, 6 Parking, 0 Accidents, 3 Assists, 0 Summary, 0 Criminal, 4 District Court, 0 County Court, 1 EMS for a total hours worked: 184.0, Total Salary \$3,932.91
- Chief Walton wanted to remind everyone that school is now back in session and to watch as you are driving at the bus stops. Everything in the borough has been very quiet.
- Mr. Johnson wanted to report an issue a friend was having with a youth in the neighborhood. The friend asked a child to move and the child responded with very bad language. Chief Walton said you can report that behavior to the police. If you provide them with the child's name they will watch them more closely.

Resolutions:

- Motion made by Mr. Mandolesi seconded by Mr. Lodise to postpone the Conditional Use Hearing until September 16th at 7:30; Motion passed with all in favor 6-0-0.
- Motion made by Mr. Mandolesi seconded by Mr. Lodise to appoint Ms. Omietanski to be the Right To Know Officer; Motion passed with all in favor 6-0-0.

- **Motion made by Mr. Lodise seconded by Mr. Walton to sign the Comcast Agreement for a 15 year term; Motion passed with all in favor 6-0-0.**
- **Motion made by Mr. Mandolesi seconded by Mr. Walton to sign a resolution to seek an RDA grant for a Preemption device; Motion passed with all in favor 6-0-0.**
- **Motion made by Mr. Mandolesi seconded by Mr. Lodise to sign a resolution allowing Penndel to seek an RDA grant as a sub-grantee of Hulmeville; Motion passed with all in favor 6-0-0.** Note Under the law only 5 municipalities (Bensalem, Bristol Township, Middletown, Hulmeville Borough and Lower Southampton) can apply to the RDA for grants. Other municipalities can apply for a grant if they can secure a sponsor from one of the 5 municipalities. Penndel is asking Hulmeville to be their sponsor so they can request a grant from the RDA for \$200,000 to purchase a building that they will use as a new police station. Sponsoring Penndel will not hurt Hulmeville's ability to receive grant money and it is a nice way to help support a neighboring town. Penndel will complete all grant paperwork.
- **Motion made by Mr. Lodise seconded by Mr. Johnson to support the opposing of the expansion of the New Clean Water Act; Motion passed with 5-0-1.**
- **Motion made by Mr. Johnson seconded by Mr. Lodise to withdraw from consideration the advertised rental inspection ordinance; Motion passed with all in favor 6-0-0.** Note Mr. Wheeler informed council that they are facing more pending matters right now and that it would be helpful if we could rework the ordinance at the October meeting. Mr. Walton expressed his opinion that he feels we can fix the issues in the borough by making resolutions that focus on individual problems and resolve the problems with the laws that are currently in place. Mr. Mandolesi disagreed and said that we need to keep in mind the safety of the renters and no laws or resolutions will insure that renters have smoke detectors, fire extinguishers and other items needs for their safety.

Amusement Tax: Mr. DeBias informed council that he is still working with Mr. Hunt regarding the paperwork for the amusement tax for Neshaminy Shore Picnics.

Public Comment:

- Mr. Robbins asked council if they could provide a contact and phone number of the person they use for snow removal. Neshamony Methodist Church has lost the person who has done snow removal for them in the past and they need to find someone new for this winter. He also wanted to know if the borough planned to repaint lines in the parking lot and if and when they do if they could let Neshamony Methodist Church know because they are also in need of repainting the lines in the parking lot and would like to share the cost. Mr. Lodise provided Mr. Robbins the snow removal contact and phone number and told Mr. Robbins they have no plans to repaint at this time.
- Someone has registered a complaint to council regarding a pile of tree branches at the corner of Green and Bellevue Ave. The person cannot see traffic when trying to exit Green Street due to the branches and could they be moved.

Authority:

- Mr. Clark presented the Water and Sewer budget for approval. Bucks County Water and Sewer Authority is increasing the sewer rate in Hulmeville by 5.05%. The increase will be effective 1/1/15. The rates will increase as follows:

Residential \$85.15 to \$89.45
Church: \$95.63 to \$100.46
Commercial: \$117.90 to \$123.85
Sole Proprietor: \$138.34 to \$145.33
Park: \$204.36 to \$214.68
Restaurants: \$172.92 to \$181.65

Motion made by Mr. Walton seconded by Mr. Lodise to prepare an ordinance to increase the sewer rate by 5.05% effective 1/1/15; Motion passed with all in favor 6-0-0.

Note some of the budget items that needed to be increased were postage, print, advertising, M.J. Rider and a line item was added for the Neshaminy Interceptor.

- Johnson Hall - Mr. Wheeler drafted and sent a letter to the owner of Johnson Hall, Mr. Cubernot, stating that his water bill was overdue and that water service may be shut off in 15 days if payments toward the overdue amounts were not made. The owner contacted Mr. DeBias and promised that a payment of \$500 would be made immediately and that he was not aware of the situation but that his partner was to blame. To date no check was received. Council would like to turn off the water; however they are concerned with the tenants currently running business in Johnson Hall. Council agrees the tenants need notice and that in order to get resolution the water needs to be turned off. Council agrees to a 25% up-front payment be made on the balance due and \$500 a month there after along with payment of the current charges incurred in order for service to continue. The tenants also need ample notice that the water may be shut off. Council agreed that a letter needs to be sent to Mr. Cubernot notifying him of the 25% payment that needs to be made immediately. If there is no response on 9/24/14 the tenants will receive a letter notifying them that water service will be cut off as of 11/1/14.

Motion made by Mr. Lodise seconded by Ms. Coleman to send a letter to Mr. Cubernot and to notify the tenets of Johnson Hall that council is going to cut off water service as of 11/1/14; Motion passed with all in favor 6-0-0.

Solicitor Report:

- Right to Know - Mr. DeBias confirmed with council that we can respond electronically to right to know requests.
- Conditional Use Hearing - The hearing next week will have a stenographer present. Mr. DeBias passed out a packet outlining the hearing and is encouraging everyone to read over the packet and write down any concerns for next week's meeting.
- Main Street Bridge - Council received a list of concerns from Debbie Earnest of 10 Main Street. The issues were summarized by Mr. DeBias in a letter to council and are as follows:
 1. She believes that we shortened her driveway apron by 3 feet
 2. She would like the hedge replaced that was removed for the construction
 3. There is a cracked sidewalk panel at her driveway
 4. The curb along her driveway apron is chipped
 5. There is ponding near the inlet by her house
 6. There is a gap along and beneath the new sidewalk along her property

7. The riprap apron at the downstream side of the bridge is blocking the flow and creating a mosquito haven

Mario met with Ms. Earnest and resolved issues 3-6 and Mr. Wheeler will contact her regarding the rest.

- FEMA Map Modernization Floodplain Ordinance Revision Timeline – Council received a packet requesting that the floodplains be updated by the end of the year. First council needs to appoint a floodplain administrator to manage the floodplain updates. Mario is recommending we assign the zoning officer as the administrator. The administrator will need to contact Ms. Rhoads who is the contact for the updates. They need to send Ms. Rhoads the current floodplain ordinance and she will mark it with her revisions. The administrator must be a borough officer or employee. If the borough does not comply with the requirements all residents will be ineligible for floodplain insurance. Mario has offered his assistance. The timeline of the update is as follows:

August: assign your floodplain manager and email the contact to Leslie Rhoads

September: email Leslie Rhoads current ordinance for review and comments

October: receive comments, suggestions and revisions of draft ordinance

November: submit your final draft to Leslie Rhoads

December: will receive approval or notice that the draft is not complaint with revisions

January: advertise final ordinance and submit adoption date to Leslie Rhoads

February: adopt ordinance and submit signed documentation

March: new maps go into effect and adopted ordinances will be uploaded to FEMA

Council decided to wait and see how the other townships are proceeding with their assignment of the floodplain manager.

Motion made by Mr. Mandolesi seconded by Mr. Lodise to assign Mr. Wheeler the interim floodplain administrator until a decision can be made as to who will officially take over the position; Motion passed with all in favor 6-0-0.

- MS4 UA Annual Report - Mario submitted the report
- Trash Collection - Mr. DeBias distributed an article titled “Middletown Seeks Bids For Trash Collection”. Middletown is considering using the special trash containers that are picked up by hydraulic dumpers and is currently seeking estimates. Mr. Walton wanted to let everyone know he has spoken to cable companies who claim that the hydraulic arms are constantly taking down cable wiring. Mr. Mandolesi said that Bristol Borough is now using the hydraulic dumpers and at first people didn’t like it but now they love it.
- Leaf Collection Dates - Mr. Lodise has recommended 10/22, 11/5, 11/19 and 12/3 but has not received a confirmation yet. Mr. Lodise reminded everyone that the leaves must be in paper bags or trash cans and must be placed in a separate area from the trash.

Maintenance on Borough Hall: Mr. Mandolesi met with Ira Romberger who cleaned out the basement at borough hall. They agreed that the drain pipe needs to be cleaned out. Mr. Mandolesi is also going to have Jim Camal of JK Heating and Cooling look into the air-conditioning issue in the office and the fan heater unit in the basement. Mr. Mandolesi is also sending Debbie Juno to a house on Bellevue Ave who seems to be running a business out of their home. There is a sign posted outside saying they do small engine repair.

Zoning:

- Mr. Mandolesi submitted Ms. Juno's August 2014 monthly report totaling 3 hours. Ms. Juno responded to email request of Grace Church regarding rental provisions of rectory and email request from Ms. McKairnes for Grace Church sign permit status. Ms. Juno also drafted and emailed 516 Main Street for request of a permit requirement for interior work on property and reviewed Langhorne Wood Products building request and emailed fees required. She also received an email from an unknown source to obtain information on required permits to erect a tree house.
- Debbie Juno emailed Mr. Wheeler requesting that the borough pay for a class she is interested in attending. The class cost \$325 and needs to register this week. Council has no money in the budget to pay for a class this year but will add it for next year.

Trash Collection:

- Mr. Lodise would like to advertise submission of bids in October, present the bids at the November meeting and award the contract at December's meeting. Mr. Lodise is asking for 3 and 5 year contracts for trash and recycling.
- A suggestion was made to ask the trash collector to mail out to the borough a letter explaining the rules for collection.

Finance:

- Ms. Coleman still needs some committee budget items. Ms. Mahon provided her amounts but she still needs amounts from Mr. Lodise for signs, Mr. Johnson for police and Mr. Mandolesi for borough maintenance.

Treasurer's Report: Treasurer's Report of September 8, 2014 was made available for inspection:

- **General Fund Checking** Balance as of August 1, 2014: \$ 49,041.72
Expenses Totaled: \$ -23,586.51
Income Totaled: \$ 23,702.31
General Fund Checking Balance as of August 31, 2014: **\$ 49,157.52**
- **Sewer Fund Checking** Balance as of August 1, 2014: \$108,469.19
Expenses Totaled: \$ -17,168.73
Income Totaled: \$ 15,424.68
Sewer Fund Checking Balance as of August 31, 2014: **\$ 106,725.14**
- **Sewer Fund PLGIT** Balance as of July 1, 2013: \$350,690.90
Interest July \$ 12.19
Deposit \$ 0
Expense \$ - 0
Sewer Fund PLGIT Balance as of August 31, 2014: **\$350,703.09**
- **Highway Aid PLGIT** Balance as of July 1, 2014: \$ 27,068.26
Interest May/ June \$ 1.14

Deposit	\$ 30,000.00
Expenses	\$ - 952.11
Highway Aid PLGIT Balance as of August 31, 2014:	\$ 56,117.29

- **General Fund PLGIT** Balance as of July 1, 2014: \$ 11,126.63

Interest June	\$.38
Deposits	\$ 0
Expenses Total:	\$ -18.67
- General Fund PLGIT Balance as of August 31, 2014: \$ 11,108.34

Bills: A copy of the bill list dated September 8, 2014 was provided to Council and offered for review by the public. Note eight bills were added at the meeting for Courier Times, Verizon Wireless, Verizon, PECO, Intuit Quick Books, Jim Clark, Diane McKairnes and PECO.

·
·

- **General Fund** beginning balance as of August 15, 2014: \$ 49,219.20
ending balance as of September 30, 2014: \$ 37,492.12
- **Sewer & Water** beginning balance as of September 1, 2014: \$ 105,842.20
ending balance as of September 30, 2014: \$ 88,826.09
- **Highway Aid** beginning balance as of August 15, 2014: \$ 26,096.73
ending balance as of September 30, 2014: \$ 26,061.04

A motion was duly made by Mr. Mandolesi seconded by Mr. Lodise and carried unanimously to approve the bill list dated September 8, 2014; motion carries 6-0-0.

Insurance: Mr. Wheeler asked council if they thought a broker should be utilized to receive a better rate on insurance. Mayor Harris would look into it but thinks that the borough may be too small to qualify for one.

The meeting was adjourned at 10:17pm; motion made by Mr. Lodise seconded by Mr. Mandolesi.

.

Respectfully Submitted

Dorothy Omietanski,
Hulmeville Borough Secretary